

**Waterfront Advisory Committee  
Minutes for the Meeting of  
April 5, 2016**

**Present:** Charlie Kane, Chairman  
Bob Anderson  
Bruce Kauderer  
Brian Pugh  
Stuart Greenbaum

**Also present:** Daniel O'Connor, Village Engineer

**1. Call to Order**

Chairman Kane called the meeting to order at 7:30 p.m.

**2. REFERRALS**

- a) *120 Scenic Drive West (Sec. 67.10 Blk. 2 Lot 5)--Referral from the Village Board on a rezoning amendment for an existing O-2 zoned parcel to an RA-25 parcel.*

Mr. Ron Wegner, P.E., Cronin Engineering, P.C., and Mr. Andrew Murphy, contract vendee, were present. Mr. Wegner summarized the proposed application for rezoning as follows:

The application is for the re-zoning of 120 Scenic Drive West from an O-2 zoning district to RA-25 residential zone. The applicant (contract vendee) lives behind this parcel at 10 Newton Court and wishes to convert the parcel to a single-family residential use. The existing office building has been vacant and on the market for some time. Contingent on subdivision approval, the applicant would like to either demolish the existing building and develop the remainder of the property with the intent of creating two single family residences or preserve a portion of the office building as one residence and build a single family residence on the remaining parcel. Another option is to remove the center of the office building and renovate remaining portions of the building to create two residences.

Mr. Wegner noted that the benefits of re-zoning and redeveloping the property as proposed would be a reduction in traffic in the neighborhood. The residential use is more in keeping with the character of the residential neighborhood. The removal of the parking lot would reduce the impervious surfaces as well as reduce the footprint of the existing office building. The reduction of impervious cover increases the green space as well as improve stormwater management.

Mr. Greenbaum asked about tax implications, and the Village Engineer stated that based on projected figures, there would be a zero net loss in assessment.

Mr. Kauderer requested that since the existing owner is not the contract vendee, that for the record, the consent or a letter of approval from the current owner should be submitted. Mr.

Kauderer also noted that the Planning Board, in its review of the referral, had made a positive recommendation to the Village Board in favor of the rezoning amendment.

In a review of the CAF, the following necessary corrections should be made::

- Add “Zoning Change” in response to page 1, B. 1. c) “*Permit, approval, license, certification.*”
- Add “Village Board” in response to page 1, B. 1. d) “*Agency undertaking action.*”
- On p. 2, C. 1. “*Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas identified on the coastal area map*” the answer should be “NO” not “YES.”

In a review of the SEAF, the following corrections should be made:

- On Part I, p. 1, “*Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule or regulation?*” the answer should be “YES” and a brief narrative should be attached.
- On p. 2, 5. b. “*Is the proposed action consistent with the adopted comprehensive plan?*” the answer should be “YES” not “N/A.”

In a review of the 44 policies of the LWRP, the following policies were identified as applicable and the proposed rezoning consistent:

*POLICY 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.*

This policy is applicable to the proposed zoning amendment because this rezoning will allow the applicants to pursue the redevelopment of the 120 Scenic Drive West property by removing the existing office building on the site and replacing it with an anticipated two single family residences. Therefore, the re-zoning from an O-2 zoned parcel to an RA-25 zone will be more in character with the surrounding residential properties.

*POLICY 1A: Existing planning and zoning documents should be reviewed and amended where necessary to ensure development within the community is consistent with adopted goals and policies.*

This policy is applicable to the proposed zoning amendment because zoning documents are being reviewed and amended to be consistent with updated goals of the comprehensive plan. Originally, the plan for this area had been to create a commercial office area, however, subsequent to the original plan, planning for this area resulted in the rezoning to residential and the development of Baltic Estates Subdivision, a residential subdivision. 120 Scenic Drive West was the last remaining parcel in the area zoned residential. By rezoning 120 Scenic Drive West to residential, the parcel will fit better with the overall residential zoning in the area.

*POLICY 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special*

*functional requirements or other characteristics which necessitate its location in other coastal areas.*

*POLICY 5A: When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.*

These policies are applicable to the proposed zoning amendment and the application consistent with these policies since there are existing utility connections for the two proposed single-family houses.

The WAC noted, for the record, that when this application is submitted for subdivision and site plan approval, there will be other relevant LWRP policies, for example policies 11, 11A and 17 (erosion and sediment control measures) which will apply to the actual construction of the two proposed single-family residences and demolition of the office building.

Mr. Greenbaum made a motion to recommend consistency with the LWRP, seconded by Mr. Kauderer, and carried, all in favor, by a vote of 5-0. A revised CAF and EAF will be submitted.

### **3. APPROVAL OF MINUTES**

Mr. Greenbaum made a motion to approve the minutes of March 8, 2016, seconded by Chairman Kane, and carried in favor, by a vote of 5-0.

### **4. ADJOURNMENT**

Mr. Kauderer made a motion to adjourn the meeting at 8:10 p.m., seconded by Chairman Kane, and carried, all in favor by a vote of 5-0.

Respectfully submitted,

Ronnie L. Rose  
Secretary to the Waterfront Advisory Committee